

**Governor Malloy's Southbury Training School Task Force met in Moser Library at Southbury Training School, Southbury, Connecticut, on Thursday, March 13, 2014.**

Attendees at Central Office:

Terry Macy, DDS Commissioner (Co-Chair)  
Joseph Dippel, Bureau Director, Agriculture Development & Resource Preservation Division (Representative for Steven Reviczky, Department of Agriculture Commissioner (by telephone conference)  
Binu Chandy, DECD Civil Engineer (Representative for Catherine Smith, DECD Commissioner

Attendees at Southbury Training School:

Eugene Harvey, STS Director  
Ed Edelson, Southbury First Selectman  
Hugh Sullivan, Registered Architect, Town of Southbury  
Leslie Kane, Business Representative, Town of Southbury

Excused: Ben Barnes, OPM Secretary (Co-Chair)

Diana Mennone, STS Guardian  
Steven Reviczky, DoAg Commissioner

Guests: Daniel T. Forrest, Director of Arts & Historic Preservation, DECD  
Tim Sullivan and Donald Friday, Office of Brownfield Remediation and Development, DECD  
Richard Harrall, Senior Planner, Milone & MacBroom, Inc.

This meeting was conducted via videoconference with Commissioner Macy opening the meeting at 1:00 p.m. with review of the February 19, 2014 meeting minutes. Binu Chandy made a motion to accept the minutes as written; and Eugene Harvey seconded. All approved. The minutes will be available on the DDS website.

Commissioner Macy began by stating two objectives for future projects for the STS Task Force Committee: 1) Identify and discuss with Secretary Barnes additional costs for budget purposes; and 2) Identify what the committee would like to achieve in Phase 2.

Presentation by Daniel T. Forrest:

After reviewing the historic significance of the property at Southbury Training School, Mr. Forrest discussed the historic preservation considerations for the STS property master plan. The State Historic Preservation Office (SHPO) manages several preservation programs which may assist in the planning and future redevelopment of the STS campus. The Survey & Planning Grant program provides up to \$30,000 in funding to 501 (c)3 not-for-profit organizations or municipalities to conduct wide range preservation planning activities. Because the Town of Southbury is a Certified Local Government (CLG), they are also eligible for up to \$30,000 Supplemental CLG Grants through SHPO's National Park Service funding. Although the level of funding is insufficient to complete detailed studies of the entire property, funding can be phased through sequential grants to address individual buildings or sections of the campus.

Historic Restoration Fund Grants provide up to \$200,000 in matching funds for the physical restoration of historic buildings. The easement for a \$200,000 grant would extend for twenty

years. Many non-profits and towns have taken advantage of this program to restore historic buildings, but this program does require that the owner be the grantee.

Historic Preservation Tax Credits are the largest and most scalable financial incentive for the adaptive re-use of historic buildings. SHPO administers a number of tax credit programs which support the future re-use of buildings at STS.

One key advantage and opportunity presented by the Southbury Training School in comparison to other large state facilities that have been transferred to new owners is the generally sound structural condition of the buildings and their historic integrity. Practical and cost effective steps taken to prevent and slow the degradation of the STS facilities leaves open the opportunities for new owners to take advantage of several historic preservation programs to adapt these facilities to new uses and preserve the important heritage value of the property. Another important consideration is the potential use of federal funding for the redevelopment of some portions of the STS property, which may include EPA, HUD, and US Army Corps.

SHPO recommends that a historic assessment survey of the campus be completed to provide more detailed information on the structural and historic integrity of the buildings. The survey should be conducted by qualified historic preservation consultants, minimally including a licensed historical architect. The results of the assessment survey should be used to identify those buildings that present a significant economically viable opportunity for adaptive re-use. Once that population of resources has been identified, a detailed plan for moth-balling vacant and closed buildings should be prepared as part of the assessment survey.

In regards to the potential disposal or transfer of STS property, SHPO supports thorough consideration of potential subdivision of the property into parcels which maximize the economic viability of redevelopment. Piece-meal disposal or transfer of buildings or sections of the property without careful consideration of the impacts to the remaining properties held in state ownership may artificially limit the potential re-use options and reduce the aggregate economic development benefits to the Town and surrounding communities. That may also adversely affect SHPO's ability to assist in any future preservation efforts, as the margins for redevelopment may make even a relatively minor incremental cost for preservation of these assets unsupportable.

A committee member, Leslie Kane, inquired how competitive are the grants. Mr. Forrest responded that a historical single restoration grant is awarded once per year and the total funds per year amount to 1-1½ million dollars toward construction programs, and that there are sufficient funds for all eligible applicants.

Presentation by Tim Sullivan:

Mr. Sullivan shared highlights from a meeting conducted on February 21, 2014 and attended by representatives from various state agencies that were brought in to provide advice and recommendations based on past experience with similar redevelopment efforts. These highlights include 1) Approach for Redevelopment; 2) Environmental Conditions/Review; and 3) Historical Assessment.

Update on Crawford Hall Repairs:

Eugene Harvey reported there will be sufficient funds for necessary upkeep and repairs that are needed for the preservation of the building. The gutter system is foremost important for this

process. An assessment for cleaning and/or replacing the gutters will be provided and any repairs will be conducted this spring. At this time there is no major deterioration.

Phase I of Governor's Task Force Report:

Mr. Harrall reported Milone & MacBroom, Inc. will have a final report ready to be presented to the Governor within the next two weeks. The last draft of January 15, 2014 will be revised to include the historic history and the importance of preservation of the STS property, along with the DECD Environmental Assessment Application Grant. As requested by the Director of Arts & Historic Preservation, a list of qualified historic preservation consultants and licensed historical architects will be provided. From the Southbury Town Meeting, suggestions for future use will also be included.

Planning for Phase II:

The following actions will be part of Phase II:

- Identification of historic preservation building stabilization projects.
- Hazardous materials survey reviewed resulting from Milone & MacBroom's Hazardous Materials Assessment study.
- Any hazardous materials survey should consider the 'in-use' portions of the Campus, not only the part of the property that is proposed to be closed down.
- One recommendation suggested that the Task Force conduct the following along with the Historical Assessment and Environment Conditions Review: Appraisals of the property with an expanded scope to conduct a Best Use analysis (study to analyze best uses for the property). DAS has an approved list of appraisers and can contract through a Personal Service Agreement (PSA) within a month.
- Demolition vs. re-use projects determined before proceeding.
- Ongoing monitoring of Brownfield work.
- Grants and budget recommendations for Phase II projects.

STS Development Authority Proposal by First Selectman Ed Edelson:

Mr. Edelson discussed a Statement of Need for a Development Authority (DA) at STS. As the Department of Developmental Services no longer needs all of its current facilities/land to complete its mission at the site of Southbury Training School, a new entity should be established to manage the existing infrastructure, prepare for future adaptive reuse of some buildings and reuse of the land and promote the economic rejuvenation of the area while being cognizant of the historical significance of some buildings and the desires of the surrounding community. A state-created quasi-public agency would manage the infrastructure at STS (excluding agriculture). The State would transfer ownership of the STS Campus to the Authority in return for DA Bonds, initially bought by the State Treasurer, who would then sell to financial markets to provide initial working capital for DA operation. Additional comments were presented on the development, benefits and financing of this proposal.

The committee thanked Mr. Edelson for his proposal and will consider as part of the planning for Phase II.

Community Suggestion for Possible Future Use of STS Property:

Mr. Harvey reported a request was received from the community for reuse of the auditorium located in Roselle. The Connecticut Dance Theater is interested in renovating the auditorium and requests a tour of the facility. Once satisfied this is an option for their company, they will present

to the STS Task Force Committee as a recommendation for future community use. Mr. Harvey has agreed to give the tour and explain the conditions of the area.

The Commissioner and Secretary Barnes want to thank everyone on the committee for all their hard work and dedication in their effort to completing Phase I of this STS Task Force report to the Governor. Once this report has been accepted by the Governor, it can then be distributed to the public. First Selectman Ed Edelson offered to present to the Town of Southbury.

Phase II planning will begin after the governor's report has been presented, reviewed, accepted and distributed to the public. It is projected meetings will resume in a couple of months.

Meeting adjourned 2:30 p.m.

Respectfully submitted,

*Pam Webb*

Pam Webb, Administrative Assistant  
Director's Office  
Southbury Training School